



Tavistock Avenue, Didcot, OX11 8NA  
£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

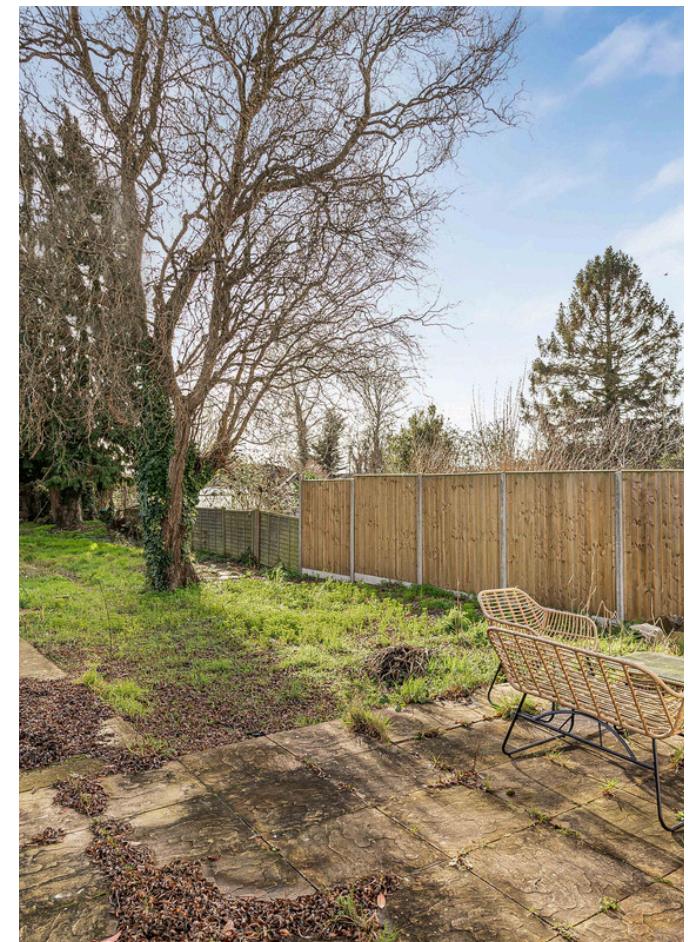
Located within the established and older sector of Didcot is this traditionally built and extended four-bedroom semi-detached home.

The property has benefitted from a large one and half storey extension to the rear of the property, adding an open plan kitchen/dining room, as well as an additional double bedroom to the first floor.

The ample and stylish ground floor accommodation offers two receptions room, a family bathroom, utility room and an open plan kitchen/dining room with UPVC French doors leading to the rear garden. The main reception room is accessible off of the spacious entrance hall and benefits from a wood burning stove. On the first floor are four well proportioned bedrooms, all accessible from the main landing.

To the rear of the property is a large and mature garden spanning approximately 160ft, laid mainly to lawn with shrub lined borders. There is gated side access leading to the front driveway offering off street parking for multiple vehicles.





## Key Features

- Extended four bedroom semi-detached house
- Open plan kitchen/dining room
- Utility
- Living room with wood burning stove
- Ground floor study
- Dining room
- 160' rear garden
- Driveway parking for multiple vehicles
- Council Tax Band: C



## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).

Some material information to note:

Property is of a standard construction type. The property is connected to mains gas, electricity, water and drainage. According to Ofcom superfast and ultrafast broadband is available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good service on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK there is a low flood risk. Further information relating to the register of title, please contact the estate agent. As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 1145 sq ft - 106 sq m

Ground Floor Area 650 sq ft – 60 sq m

First Floor Area 495 sq ft – 46 sq m



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